

Date of Issuance: March 17, 2023

Lead Agency: City of Walla Walla Development Services

Agency Contact: Jon Maland, AICP, Senior Planner
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**Description of
Proposal:**

An Amendment to the Site Plan Review Committee (SPRC) approved site plan for the City of Walla Walla Sportsplex Improvements project.

Mill Creek Sportsplex improvements include the expansion of an existing sports complex with the addition of new pickleball courts and expansion of the existing parking lot to accommodate the new use and adding parking capacity to support existing programs. Demolition will include the stripping of the existing native and grassed areas, removal of asphalt and over excavation of nonstructural soils. Improvements include the addition of eight pickleball courts that will be fenced and lighted. Addition of pedestrian and vehicular circulation and the addition of 87 parking stalls, 5 of which are ADA parking stalls. Other site improvements include benches, parking lot lighting, landscaping, and a dumpster enclosure. The project is designed for ADA compliance and pedestrian access has been provided from the new improvements to the existing restroom. The design was developed to accommodate future expansion of parking and sports fields per the master plan, including future access to Garrison Street.

The amendment to the site plan will result in the current project not constructing a vehicle entrance/exit to Garrison Street and improvements on Garrison Street.

**Location of
Proposal:**

111 Tausick Way (APN 360722130023, 360722410026,
360722140042 and 360722110031)

Proponent: City of Walla Walla, 15 N. 3rd Ave. Walla Walla, WA 99362

The City of Walla Walla has revised its SEPA threshold determination of Non-Significance issued on August 3, 2022, in consideration of the following changes:

An Amendment to the Site Plan Review Committee (SPRC) approved plans for the City of Walla Walla Sportsplex Improvements project. The amendment to the site plan will result in the project not including improvements on Garrison Street and not constructing a vehicle entrance/exit to Garrison Street.

The City of Walla Walla has reaffirmed that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement

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(EIS) is not required under RCW 43.21C.030(2)(c).

This determination is based on the following findings of fact and conclusions of law:

FINDINGS OF FACT:

1. Application file date: March 22, 2022 (Amendment request March 15, 2023)
2. Date that application was determined to be substantially complete: April 8, 2022 (Amendment request March 16, 2023)
3. Comprehensive plan map designation for the location: Public.
4. Zoning map designation for the location: Public Reserve.
5. Existing environmental documents: SEPA checklist, dated March 7, 2022. Traffic Impact Study, Critical Area Report, Geotechnical Report and the existing environmental documents: Mill Creek Sports Complex Park, SEPA MDNS, dated June 4, 1999, Shoreline Substantial Development Permit , #1999-RE-100050-I for development of a 51-acre community sports park, September 8, 1999, Walla Walla Comprehensive Plan Final Environmental Impact Statement (FEIS), issued May 22, 2018 and Walla Walla Comprehensive Plan- Walla Walla 2040, Ordinance 2018-15, adopted June 13, 2018.
6. Comment letters received from the following on the August 3, 2022 MDNS comment period:
 - A. Ana Alcala
 - B. Brad Riordan
 - C. Ruth Riordan
 - D. Donald and Lexann Boen
 - E. Flynn Espe
 - F. Alissa Cordner
 - G. Washington State Department of Archaeology and Historic Preservation.

CONCLUSIONS OF LAW:

Staff has concluded that a revised Mitigated Determination of Non-Significance (MDNS) shall be issued. This determination is based upon the environmental checklist and its attachments, and other information on file. The MDNS is supported by Plans and regulations formally adopted by the City for the exercise of substantive authority under SEPA. The MDNS also takes note of the extent to which many local, State and Federal regulations and permit requirements will govern the project to mitigate its potential impacts, in accordance with WAC 197-11-158 and RCW 43.21C.240. The following are City of Walla Walla adopted policies, which support the revised MDNS:

Parks and Recreation Goal 1 Walla Walla has a system of quality parks and recreational facilities that enhance the quality of life, develop economic opportunities, and meet the community's growing needs.

Parks and Recreation Policy 1.2 : Provide a variety of recreational facilities and opportunities to make recreation more accessible, attainable, and attractive for all ages and abilities of users, and to build a sense of community.

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Parks and Recreation 1.9 : Evaluate existing parks and facilities to maximize efficient maintenance and operating practices and improve safety and accessibility for all users.

CONCLUSIONS OF THE RESPONSIBLE OFFICIAL:

The Responsible Official has determined that the proposal does not have a probable significant impact on the environment, and an Environmental Impact Statement (EIS) is not required under RCW 43.21C.030(2)(c), only if the following conditions are met. This decision was made after review of a completed environmental checklist, other information on file with the City of Walla Walla, and existing regulations. This information is available to the public on request. The mitigation measures are required as authorized under the substantive authority of SEPA in accordance with the guidelines contained in Chapter 21.08 WWMC and shall be implemented by the Applicant:

1. The applicant shall prepare an inadvertent discovery plan (IDP) to be kept on site during all construction activities for the purpose of guiding construction crews, in the event that archeological resources are discovered during construction. All staff, contractors, and persons on site should be familiar with its contents and know where to find it.

This modified Mitigated Determination of Non-Significance (MDNS) is issued under WAC 197-11-340(2)(f) and the comment period will end at 5:00 p.m. on April 4, 2023.

Responsible Official: J Preston Frederickson, Director

Address: City of Walla Walla Development Services
55 E. Moore Street
Walla Walla, WA 99362

Issue Date: March 17, 2023

Signature 

Date: March 17, 2023

Appeal information is addressed in City of Walla Walla Municipal Code (WWMC) 21.08.170. Appeal rights are outlined within WWMC Chapter 20.38 and other code provisions referenced therein. Please contact City of Walla Walla Development Services at (509) 524-4710 to read or obtain a copy of this section of the Municipal Code.

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